174.0	0007	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	199,160 / 199,160
					USE VALUE:	199,160 / 199,160
					ASSESSED:	199,160 / 199,160

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		SMITH ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HOUSING CORP OF ARLINGTON
Owner 2:	
Owner 3:	
Street 1:	252 MASS AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FARMER EDWARD & ANN -
Owner 2:	-
Street 1:	2 SMITH STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1904, having primarily Vinyl Exterior and 1767 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	0.000	99,580		99,580	199,160
Total Card	0.000	99,580		99,580	199,160
Total Parcel	0.000	99,580		99,580	199,160

Source: OverRide | Total Value per SQ unit /Card: 112.71 | /Parcel: 112.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	116546
GIS Ref	
GIS Ref	
Insp Date	10/06/18

!13576!

PREVIOUS ASSESSMENT

Parcel ID: 174.0-0007-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	114	FV	99,580	0	.	99,580	199,160	199,160	Year End Roll	12/18/2019
2019	114	FV	99,580	0	.	99,580	199,160	199,160	Year End Roll	1/3/2019
2018	104	FV	99,580	0	.	99,580	199,160	199,160	Year End Roll	12/20/2017
2017	104	FV	99,580	0	.	99,580	199,160	199,160	Year End Roll	1/3/2017
2016	104	FV	99,580	0	.	99,580	199,160	199,160	Year End	1/4/2016
2015	104	FV	99,580	0	.	99,580	199,160	199,160	Year End Roll	12/11/2014
2014	104	FV	99,580	0	.	99,580	199,160	199,160	Year End Roll	12/16/2013
2013	104	FV	99,580	0	.	99,580	199,160	199,160		12/13/2012

PRINT

Date	Time
12/11/20	03:30:35

LAST REV

Date	Time
10/30/19	14:31:55
apro	
13576	

USER DEFINED

Prior Id # 1:	116546
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FARMER EDWARD &	33167-258		6/29/2001		335,500	No	No		
KUHL PHILIP/ETA	27724-93		9/30/1997		199,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/20/2006	185	Re-Roof	5,925					

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2018	MEAS&NOTICE	HS	Hanne S
12/30/2008	Measured	163	PATRIOT
1/4/2002	Other Change	PM	Peter M
9/25/2001	MLS	HC	Helen Chinal
2/5/2000	Inspected	264	PATRIOT
12/17/1999	Mailer Sent		
12/15/1999	Measured	163	PATRIOT
1/1/1982		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
114	Housing Corp		4514		Sq. Ft.	Site		0	70.	1.23	6									388,794						388,800	

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 388,794 | Spl Credit | Total: 388,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	14 - Multi- TnHs		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1904	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:	X - Restricted	50.	%
Special:			%
Override:			%
	Total:	63.2	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.24422741
Const Adj.:	0.99980003
Adj $ / SQ:	174.157
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	448107
Depreciation:	283204
Depreciated Total:	164903

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

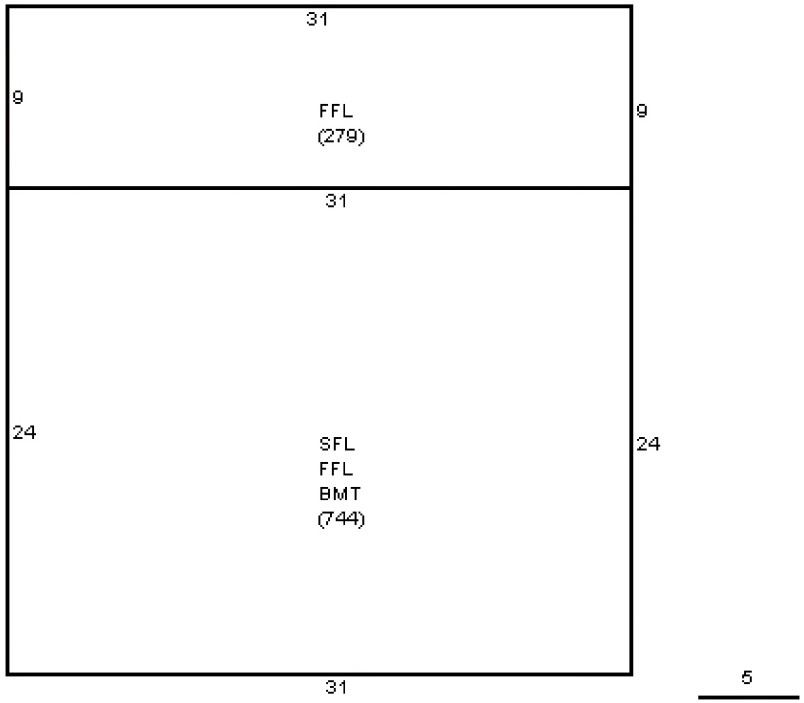
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	174.16
Special Features:	0	Val/Su Net:	65.67
Final Total:	164900	Val/Su SzAd	93.32

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,023	174.160	178,163
BMT	Basement	744	52.250	38,872
SFL	Second Floor	744	174.160	129,573

Net Sketched Area:	2,511			Total:	346,608
Size Ad	1767	Gross Are	2511	FinArea	1767

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

174.0-0007-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	12X8	A	AV	1980	0.00	T	31.2	114						

More:	N	Total Yard Items:		Total Special Featues:		Total:	